

1601 MAIN STREET

V E N I C E , C A 9 0 2 9 1



H I S T O R I C F O R M E R V E N I C E P O S T O F F I C E F O R L E A S E

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OPPORTUNITY

Rewaken an iconic building in a self-contained and secure, private compound in the heart of Venice.

ADDRESS

1601 Main Street
Venice, CA 90291

USE

Retail/Restaurant/Lounge

SIZE

Raised Ground Level: ±11,875 SF
Garden Level: ±11,815 SF
Total: ±23,690 SF

LOT AREA

±30,492 SF

RENT

Inquire for details

TERM

10 Years+



34

parking spots

(Additional offsite
parking is available)

5 min

walk to Venice Beach



RAISED GROUND LEVEL

Approximately 11,875 SF

Historical lobby with famous 'Story of Venice' Mural

Open plan layout

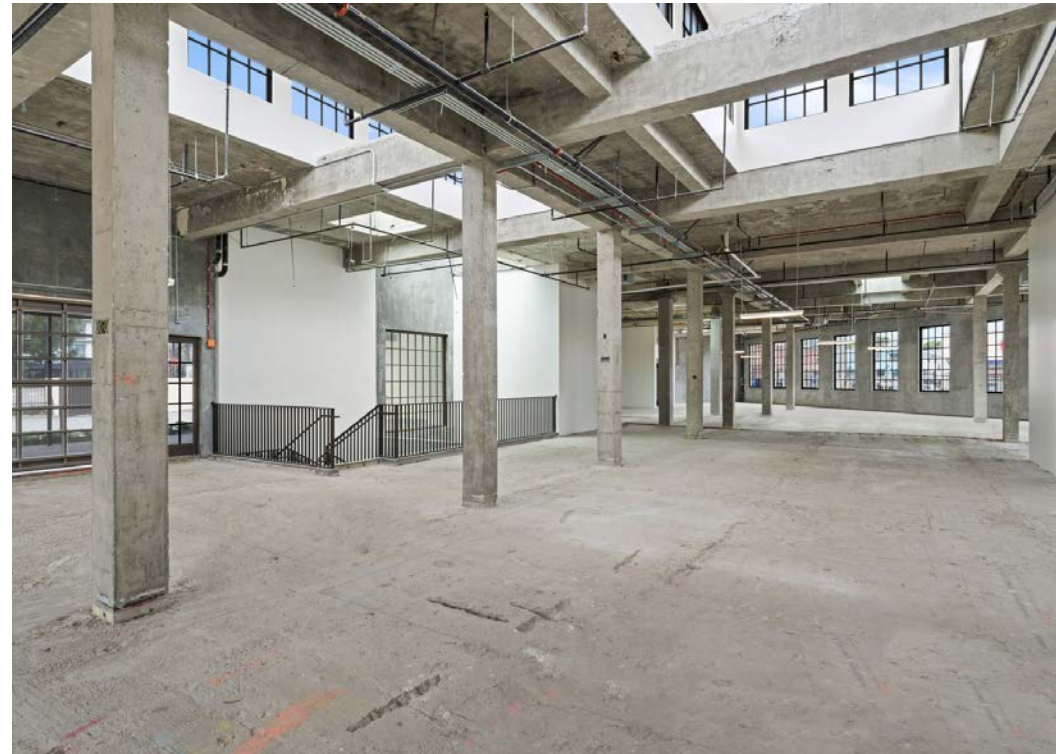
High ceilings

Large windows

Concrete floors

Two private patios, one with retractable glass door

Two major entrances/exits, option to add a third



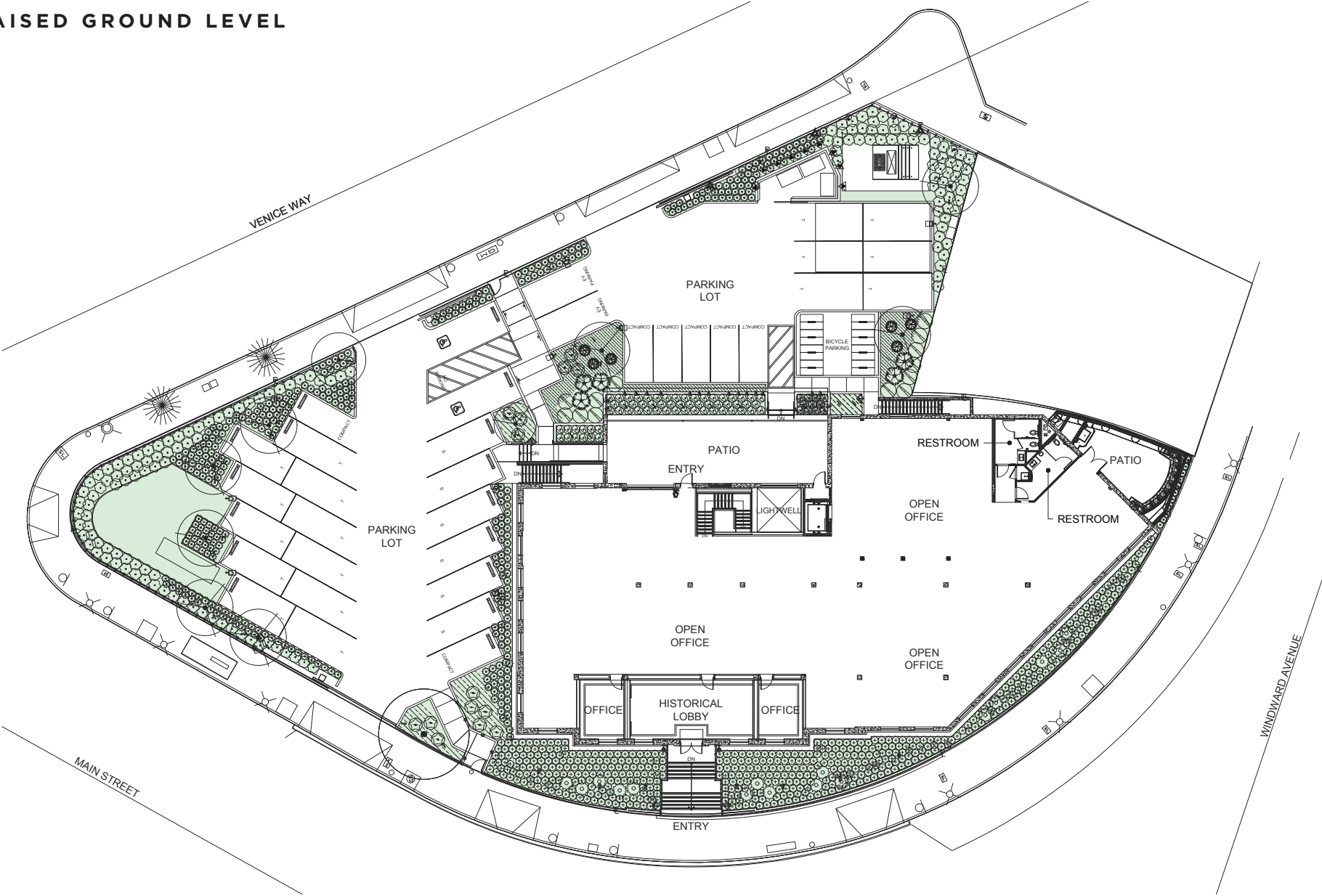


GARDEN LEVEL

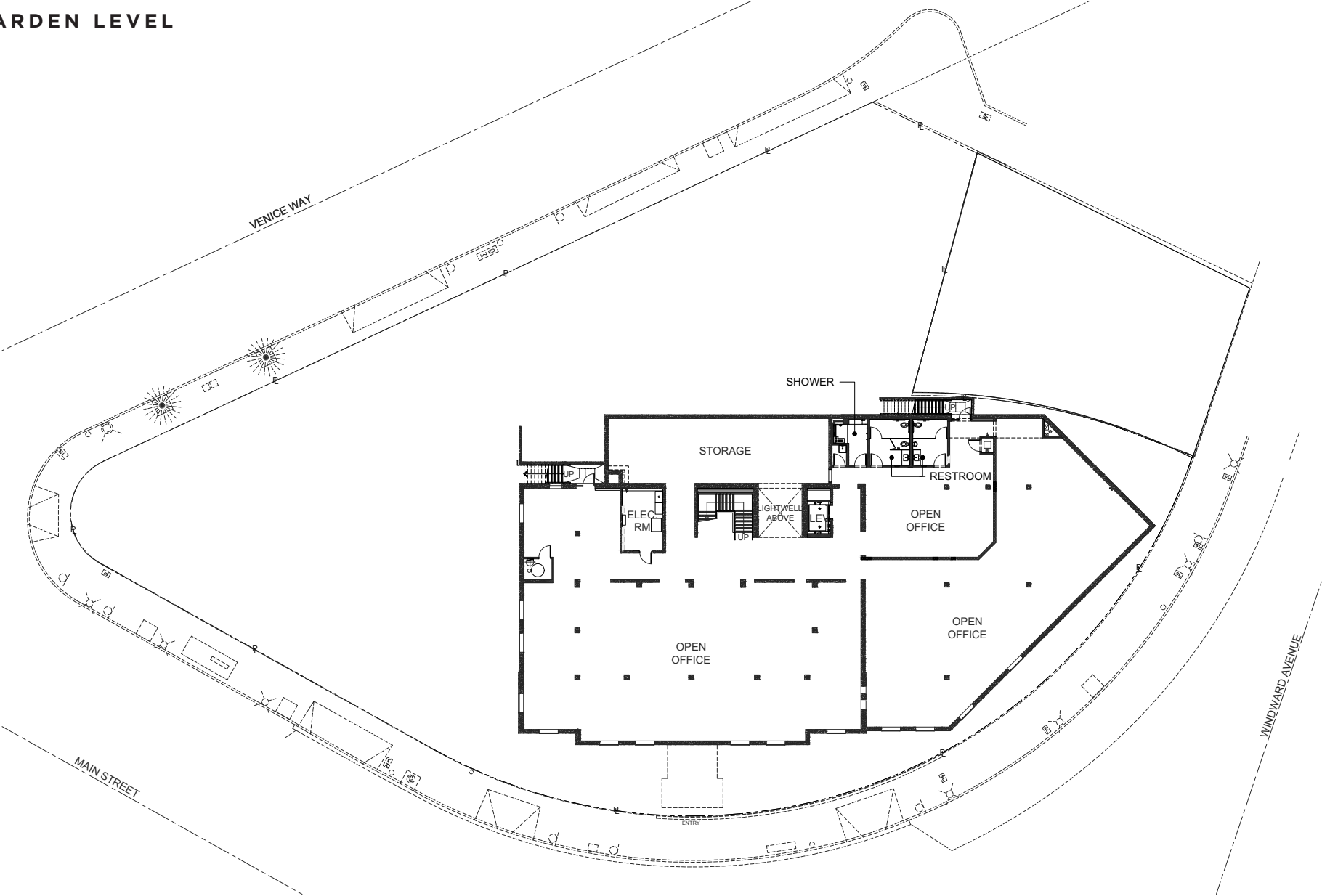
- Approximately 11,815 SF
- Open plan layout
- Raised floor system allowing for hidden M&E
- Garden level restroom includes shower
- Two entries/exits
- Storage area
- Elevator to main level



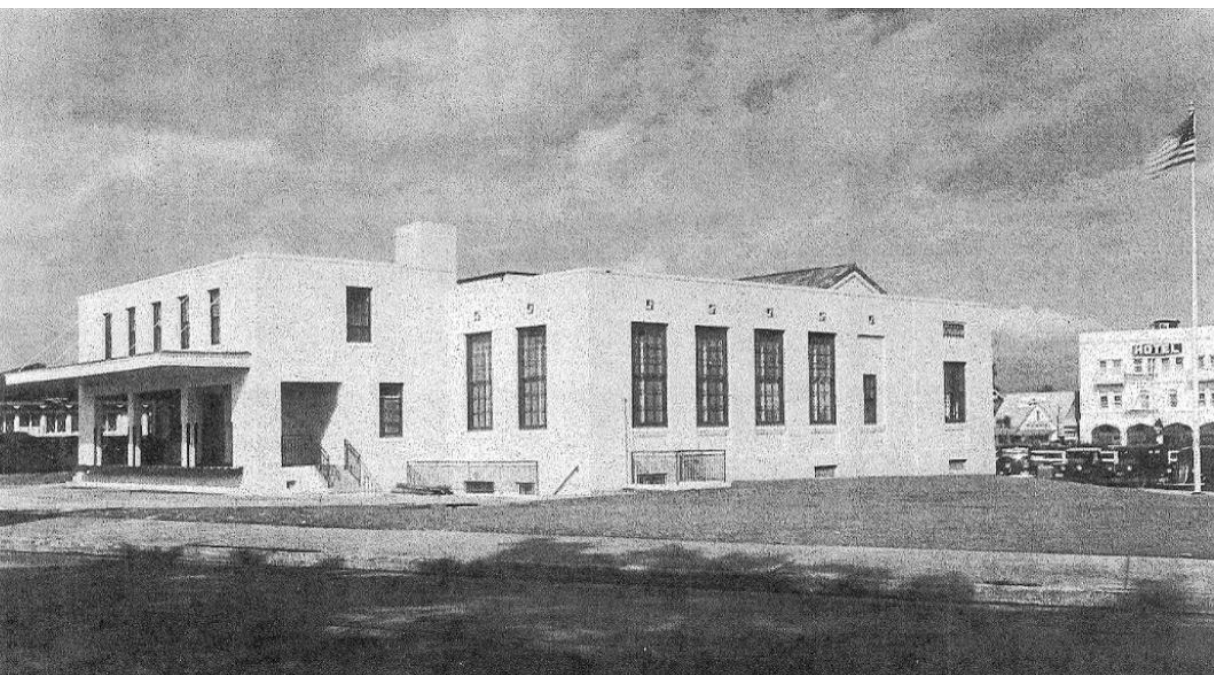
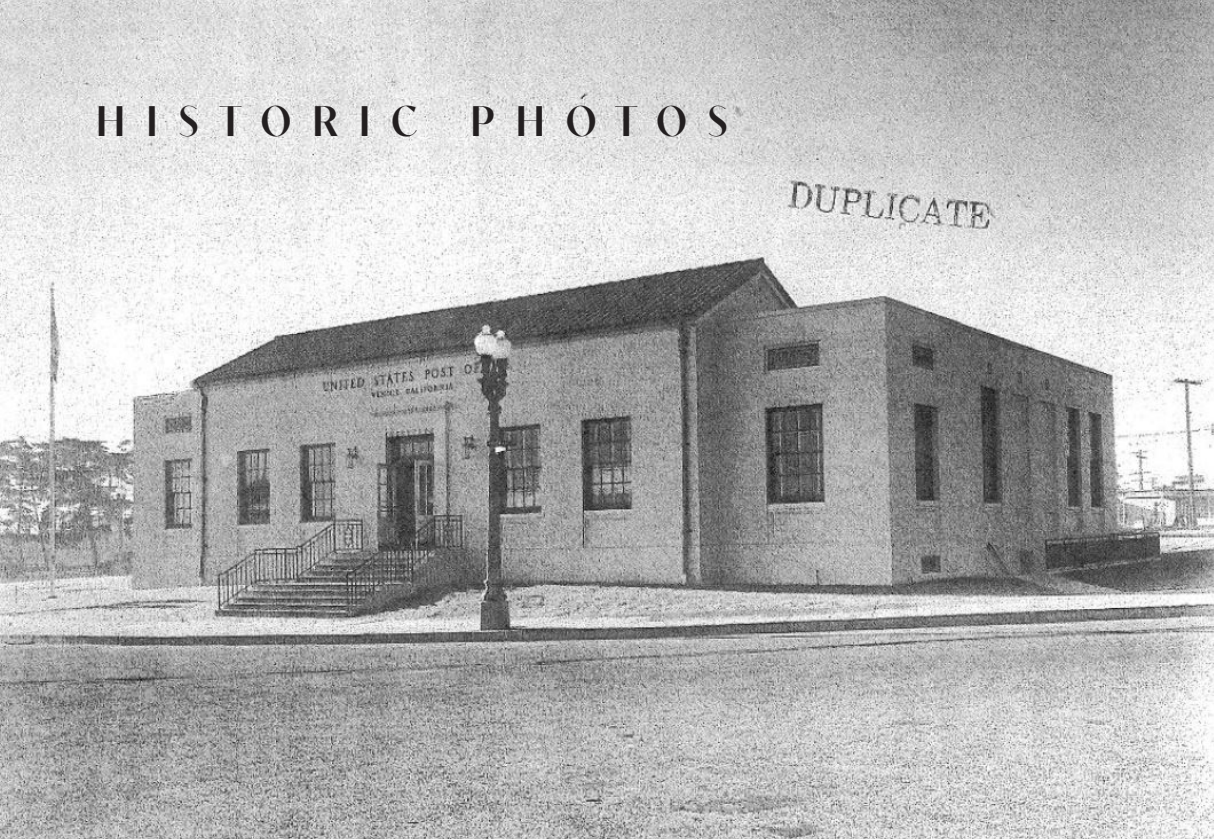
FLOOR PLAN
RAISED GROUND LEVEL

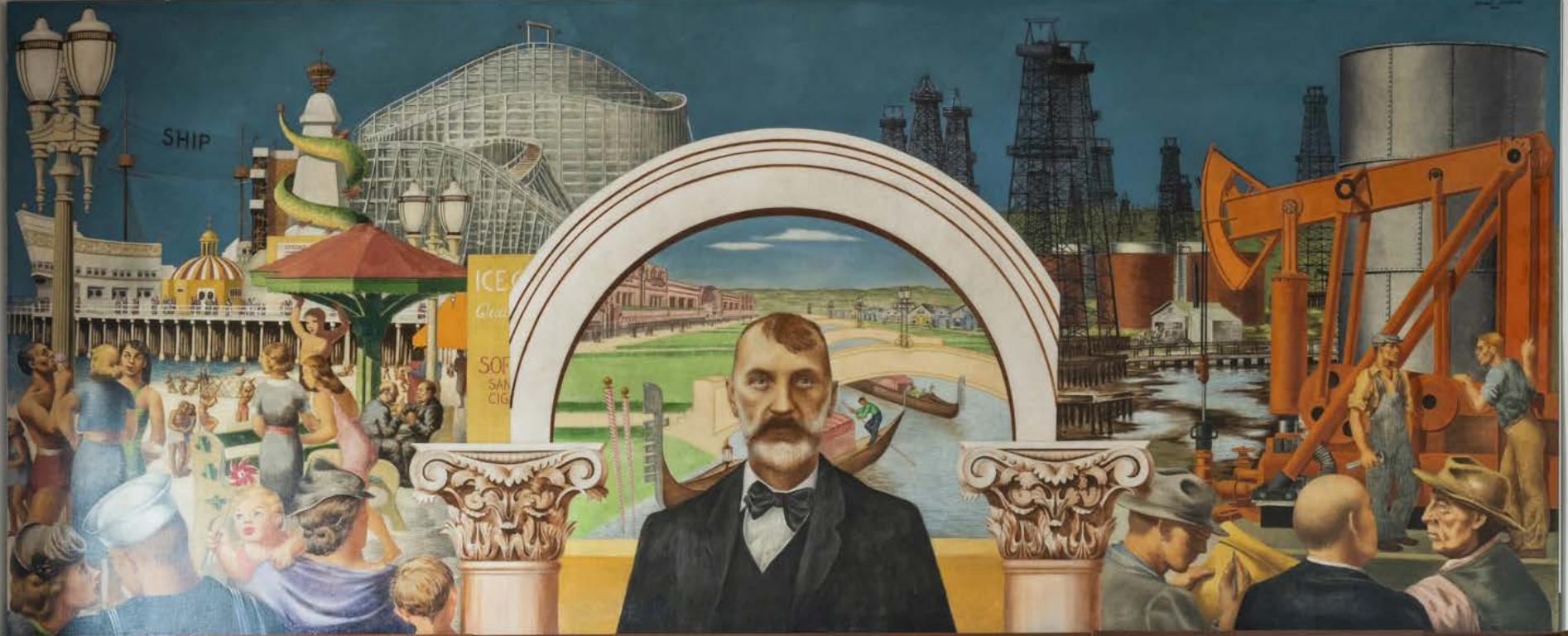


FLOOR PLAN
GARDEN LEVEL



HISTORIC PHOTOS





HISTORICAL BUILDING

The former Venice Post Office was built in 1939 and one of the many post offices built in support of the Federal New Deal-era appropriations throughout the nation and region. From 1934 through 1943, approximately 800 historic USPS buildings were adorned with interior murals or sculptures commissioned for post offices as a part of Franklin D. Roosevelt's New Deal public work projects. The New Deal federally funded arts initiative was a response to the Great Depression in an effort to create jobs and boost morale. The building was designed by Louis A. Simon and modernist artist Edward Biberman created the mural in the lobby showcasing the early history of Venice including the city founder Abbot Kinney, canals and Venice Pier wooden roller coaster that drew thousands to seaside city. Biberman's mural titled "Abbot Kinney and the Story of Venice" has been restored and celebrates Venice's rich history.

Source: LA Conservancy, USPS, LACMA

CONCEPT RENDERINGS





AERIAL



Traffic Count: Costar 2022

NEARBY AMENITIES



Gjusta Grocer



Tocaya Modern Mexican



Belles Beach House



The Great White



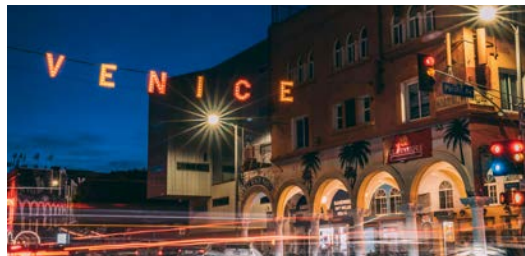
Ospi



NeueHouse



Venice Beach



Venice Sign



Venice Canals



Venice Skatepark



Venice Boardwalk



Muscle Beach

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